

BOARD OF ADJUSTMENT

A * G * E * N * D * A

Study Session/Luncheon **Wednesday, September 30, 2015**
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting **Wednesday, September 30, 2015**
1:30 p.m., Mayor and Council
Chambers, City Hall,
255 West Alameda Street

Roll Call as Follows:

- () Steven Shell, Chairperson
- () Larry Chavez
- () Carolyn Eldridge
- () Ezekiel Gebrekidane
- () Alán Huerta
- () Mark Jones
- () Frank Mascia

NEW CASE

C10-15-06 MONTEER PROPERTIES DUPLEX / MONTEER PROPERTIES LLC / 2819 NORTH WOODLAND AVENUE, R-1

The applicant's property is an approximately 6,993 square foot lot zoned R-1 "Residential". The property is developed with a two-story duplex. The applicant is seeking the necessary zoning approvals to allow the existing duplex to remain as constructed. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone, and Table 6.3-2.A which provides the dimensional standards applicable to all principal structures. The applicant is requesting variances to allow 1) a reduced lot size for the duplex; 2) the gross floor area of both units to remain the same size; and 3) a reduced side perimeter yard building setback, all as shown on the submitted plans.

**C10-15-07 6TH STREET WALL PROJECT / TUCSON DEPARTMENT OF
TRANSPORTATION / 307, 309 WEST 6TH STREET, & 433 NORTH MAIN
AVENUE, HR-2, HC-3**

The applicant's project site consists of three residential properties zoned HR-2 "Historic Residential" and HC-3 "Historic Commercial". The properties are located in the Downtown Links Corridor on west 6th Street, a collector street identified on the Major Streets and Routes (MS&R) Plan map and Main Avenue a local street. The applicant proposes to construct a new privacy wall for the three residential properties adjacent to 6th Street in accordance with the property purchase agreement between the owners and the City of Tucson. The proposed construction triggers compliance with Tucson *Unified Development Code (UDC)* sections applicable to the new construction. *UDC* Sections applicable to this project include, but are not limited to, Section 4.7.9 and Table 4.8-2 which provides the criteria for residential development in the R-2 zone, Section 4.7.22 and Table 4.8-4 which provides the criteria for residential development in the C-3 zone, Section 5.8 which provides standards for the historic preservation overlay zone, and Sections 6.4.5.D.3 and 6.6.2.I which provides the dimensional standards applicable to walls. The applicant is requesting a variance to exceed the six foot height limit for a wall within a perimeter yard; all as shown on the submitted plans.

**CLOSE PUBLIC HEARING
OTHER BUSINESS:**

- A. Findings Training
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment